

**MINUTES
ZONING BOARD OF APPEALS
JANUARY 14, 2015**

CALL TO ORDER:

Chairperson Rosenthal called the regular meeting of the Zoning Board of Appeals to order at 6:30 PM on Wednesday, January 14, 2015 at City Hall, 101 Green Street, Galena, IL.

ROLL CALL AND DECLARATION OF QUORUM:

As Roll Call was:

Baranski	Present
Bochniak	Present
Cook	Present
Holman	Absent
Nybo	Present
O'Keefe	Present
Rosenthal	Present

A quorum was declared.

Zoning Administrator Matt Oldenburg, City Attorney Joe Nack and Zoning Secretary Deb Price were also present.

APPROVAL OF MINUTES

MOTION: Bochniak moved, seconded by Cook to approve the minutes for the November 12, 2014 meeting.

Motion to approve the corrected minutes carried on voice vote.

OLD BUSINESS

None

NEW BUSINESS

None

COUNTY ZONING

Paul & Deborah Studtmann and Nathan & Jessica Studtmann, PO Box 6101, Galena, IL 61036. Request for subdivision and map amendment to subdivide property into two parcels and rezoning both from Agricultural to Residential. This property is within the 1.5 mile extraterritorial jurisdiction of the City of Galena. The legal description of the property is part of the NW quarter of Section 21, Township 28 North, Range 1 East of the Fourth Principal Meridian, East Galena Township. Common address is 9408 W. Powder House Hill Road, Galena, IL 61036.

O'Keefe asked what the Board's options were – it's been a while since we looked at one of these.

Oldenburg said they are asking for subdivision and rezoning of the property which is within the 1 ½ mile jurisdiction. The Board will make a recommendation to the City Council who will hear this request at a future Council meeting. Their decision will be filed with the County Clerk. If the city decides to object to the request it would force a ¾ majority vote by the County Board for approval.

MOTION: O'Keefe moved, seconded by Baranski to make a positive recommendation to the City Council to subdivide said property into two parcels and rezone both from Agricultural to Residential as written.

Discussion: O'Keefe said he drove by this parcel and he sees no reason why the City would object to the request. This would be in keeping with what is already there.

Baranski agreed.

As Roll Call was:

Bochniak	Yes
Cook	Yes
Holman	Absent
Nybo	Yes
O'Keefe	Yes
Baranski	Yes
Rosenthal	Yes

Motion carried.

WORKSESSION/OTHER

Oldenburg asked the Board to review a request concerning property located in the county on Red Gates Road. The owners are looking to subdivide the house from the farmland. The county asked the applicant to get an opinion from the City because the area in question is shown as greenspace on the City's comprehensive land use maps. The applicant did not want to go to the work and expense of applying if the City was not in favor of the change.

The Board wondered if this should be discussed if it was not on the agenda.

After a brief discussion it was determined that the Board would not discuss this item.

PUBLIC COMMENTS

None

MOTION: Bochniak moved, seconded by Baranski to adjourn the meeting at 6:45 pm.

Motion carried on voice vote.

Respectfully submitted by

Deb Price
Zoning Board Secretary